



## Harris Close, Frome

£180,000

Council Tax Band B Tax Price £1,896 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this outstanding first floor flat that is located in a quiet development close to Frome Railway station and boasting riverside views. The property briefly comprises of two double bedrooms including en-suite to the primary room, a large living room, and modern fitted kitchen and bathrooms. You will enjoy the communal gardens and green spaces that surround the property as well as convenient allocated parking for yourself and visitor spaces close by. To view the virtual tour please follow this link:**

[Click Here](#)

### **Situation**

Situated close to the train station and Asda supermarket. Also just a quick walk along Rodden Meadow cycle path will take you into the heart of Frome Town Centre. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. However, Frome prides itself on the great selection of independently run shops that line the historical cobbled streets. While away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

### **Key Features**

- Spacious First Floor Flat**
- Two Bedrooms**
- En-Suite Shower Room**
- Private Allocated Parking**
- Riverside Views**
- Close To Railway Station**



## Rooms

### Hallway

Large inner hallway with built in storage cupboard and allowing access to all rooms.

### Living Room

16'9" x 10'4" (5.11m x 3.15m)

### Kitchen

6'10" x 7'10" (2.08m x 2.39m)

### Bedroom One

10'8" x 8'11" (3.25m x 2.72m)

### En-Suite

6'9" x 4'9" (2.06m x 1.45m)

### Bedroom Two

8'11" x 12'6" (2.72m x 3.81m)

### Bathroom

5'7" x 7'3" (1.70m x 2.21m)

### Parking

Single allocated parking space with additional visitor parking available within the residents' car park.

## Directions

From our offices, you will be able to reach the property on foot. Crossing the car park the flat is located in the building at the end of the cul-de-sac, on your right hand cul-de-sac, on your right hand side. From Frome Railway station turn right onto Portway and take the second turning on your left and immediately right into Harris Close.

## Agent Notes

This is a leasehold property and we are informed by our sellers that the current ground rent is £200 per annum and the Management fee is approximately £1995 per annum. The managing agents are Trinity Estates and Meadfleet. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing.





Approximate total area<sup>1)</sup>  
 624 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)

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